



## WELLSVILLE CITY CORPORATION

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City Treasurer

August 30, 2017

Dear Citizens of Wellsville,

We are fortunate to live in such a beautiful community. City leaders and residents have worked for many decades to create this great place. As your elected city officials, we believe that you have given us the responsibility to keep Wellsville great by managing growth and development that enhances the qualities of the city.

In recent years we have become concerned that apartments have been built without approvals and permits. In most cases illegal apartments have been built in locations where they are not allowed by our zoning laws.

We have the following specific concerns about illegal apartments:

**1. Life safety of our residents.**

Experience has shown when apartments are built without permits and inspections electrical wiring, gas lines, and plumbing may be installed incorrectly. When this occurs, household safety is seriously compromised, including surrounding residences.

**2. Unacceptable changes to our traditional neighborhoods.**

When single family homes are allowed to expand and be converted to apartments without proper parking and land area, neighborhoods will become degraded and the value of neighboring properties can decrease. If the building of illegal apartments go unchecked, they will eventually be sold to unsuspecting buyers as legal apartments bought for rental purposes.

**3. You pay for the utilities of illegal apartments?**

Illegal apartments do not pay their fair share of City utilities (water, sewer, and waste collection). Essentially the citizens of Wellsville pay for the cost of utilities of illegal apartments because owners pay for just one connection.

For more than 50 years, Wellsville has had a very unique practice of allowing a few multiple family dwellings (apartments) within single family neighborhoods. Allowing multi-family units to exist in our neighborhoods has avoided concentrations of large numbers of apartment units. Most communities concentrate apartments in large sections of their cities where problems tend to magnify. Wellsville's practice of mixing a few apartments in neighborhoods has shown that multiple family residents become better integrated into our neighborhoods. Our zoning laws allow only one multi-family dwelling unit on a city block.

Our desire is to inform you of our plan to reduce illegal apartments. We encourage your suggestions. This initiative will help us maintain our long practice of minimizing the long

term adverse effects of multiple family dwellings in single family neighborhoods. We are particularly committed that illegal apartments should not continue to be built without permits. We will do the following:

1. Prepare a list of apartments that do not have permits, including those that are suspected to be illegal apartments dwellings.
2. Send certified letters to the owners of those properties that are believed to be without permits. They will have the following options:
  - a. Provide proof to the city that the apartment obtained permits and that it was established legally, or;
  - b. Apply for approval as a legal multi-family dwelling, obtain permits, obtain proper utility hook-ups, and allow a safety inspection. If the safety inspection identifies code deficiencies, the owner will be required to make improvements. This process will require a public hearing and notice to neighbors within 300 feet, or;
  - c. Discontinue use as an apartment(s) if determined by the City that the apartment(s) cannot exist legally.
3. The City will work with each property owner to resolve individual concerns to the extent allowed by our laws.

**For your information we provide the following:**

Single family homes are not allowed to have another dwelling unit attached, within, or on the same lot unless specifically approved and permitted by the City. Only one family is allowed to live on a single lot unless permitted. The definition of a family is included below:

"FAMILY: An individual, or two (2) or more persons related by blood, marriage or legal adoption according to the laws of the state; also, any individual or persons, not more than three (3), associated by guardianship, conservatorship, or a foster care relationship, or a group of not more than three (3) persons not so related or associated, living together in a dwelling unit as a single housekeeping unit."

Extended family members may live in a single family home if related by blood, marriage, or legal adoption.

The Wellsville City Code on Multi-Family Dwellings can be found online at:  
[http://www.sterlingcodifiers.com/Wellsville City,UT](http://www.sterlingcodifiers.com/Wellsville%20City,UT)

The City Code number is 10-11-16

If you have input to provide about this process, call one of your elected officials or bring your written comments to the City Office.

We thank you for your dedication to keep this community great.

Respectfully,

Mayor Bailey and The City Council

*Thomas S. Bailey*